

**MINUTES OF A REGULAR MEETING
PROVIDENCE REDEVELOPMENT AGENCY
THURSDAY, MARCH 10, 2016
444 WESTMINSTER ST., PROVIDENCE, RI 02903**

The Providence Redevelopment Agency (PRA) met in a regular meeting at the Office of the Agency, located at 444 Westminister St., Providence, RI on Thursday, March 10, 2016 at 4:06M.

Board members present at roll call: Chairman Jim DeRentis, Vice Chair Cliff Wood, Councilman Bryan Principe, and Julius Kolawole.

Board members absent at roll call: Jesse Kenner and Councilwoman Mary Kay Harris.

Others in attendance: Don Gralnek, Executive Director; Amber Ilcisko, Secretary; Dante Bellini, RDW Group; Jon Restivo, Darrow Everett; Zachary Darrow, Darrow Everett; Sean Creegan, City of Providence Law Department; Betsy Santarlaschi.

APPROVAL OF MINUTES

Cliff Wood made a motion to approve the minutes of the meeting held on February 18, 2016, and Julius Kolawole seconded the motion. The motion passed unanimously, and the minutes were approved as submitted.

BILLS AND COMMUNICATIONS

Mr. Gralnek briefly explaining new bills to be paid:

Item 4 is in discussion for an adjustment, item 5 is the monthly retainer, and item 6 is for work on 69 Bucklin Street.

Cliff Wood made a motion to approve the bills and Bryan Principe seconded the motion. The motion was passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Mr. Gralnek discussed the following agenda items:

Item 7- update on the redevelopment plans submitted to the City Council; no action was taken by the Board.

Item 8-update on tax abatements before the City Council; no action was taken by the Board.

NEW BUSINESS

Mr. Gralnek presented the following items of new business:

Item 9- consulting contracts, not to exceed \$5,000 each to the 501(c)3 Greater Providence Economic Future, and to Rust Point Consulting, for consultant services in connection with business park to be developed on the land including property known as 70 Houghton Street. Betsy Santarlarci presented.

Cliff Wood made a motion to approve the consulting contracts, not to exceed \$5,000 each to the 501(c)3 Greater Providence Economic Development, and to Rust Point Consulting, for consulting services in connection with business park to be developed on the land including property known as 70 Houghton Street. Julius Kolawole seconded the motion. The motion was passed unanimously.

Item 10- the retention of Anne Galbraith Associates to perform research on tax increment financing alternatives; contract not to exceed \$10,000.00.

Bryan Principe made a motion to approve the retention of Anne Galbraith Associates to perform research on tax increment financing alternatives; contract not to exceed \$10,000.00. Cliff Wood seconded the motion. The motion was passed unanimously.

Items 11 and 12 were discussed and approved with the same motion:

Item 11- the Executive Director to enter into negotiations with the Providence Revolving Fund regarding the rehabilitation of properties at 60 Whitmarsh, (plat 44, lot 218), 41 Moore Street, (plat 44, lot 132), and 216 Adelaide Avenue, (plat 52, lot 332), using the funds loaned by the PRA and granted by the CDBG. Sean Creegan presented.

Item 12- the Executive Director to enter into negotiations with the Providence Revolving Fund and the Smith Hill Development Corporation regarding rehabilitation of properties at 889 River Street, (plat 123, lot 127), 334 Smith Street, (plat 67, lot 71), and 327 Orms Street, (plat 67, lot 78). Sean Creegan presented.

Cliff Wood made a motion to approve the Executive Director to enter into negotiations with the Providence Revolving Fund regarding the rehabilitation of properties located at 60 Whitmarsh, (plat 44, lot 218), 41 Moore Street, (plat 44, lot 132), and 215 Adelaide Avenue, (plat 52, lot 332), using the funds loaned by the PRA and granted by the CDBG and the Executive Director to enter into negotiations with the Providence Revolving Fund and the Smith Hill Development Corporation regarding the rehabilitation of properties at 889 River Street, (plat 123, lot 127), 334 Smith Street, (plat 67, lot 71) and 327 Orms Street, (plat 67, lot 78). Julius Kolawole seconded the motion. The motion was passed unanimously.

Item 13- the foreclosure proceedings at 514 Broadway, (plat 35, lot 35).

Cliff Wood made a motion to approve the foreclosure proceedings at 514 Broadway. Jim DeRentis seconded the motion. The motion was passed unanimously.

Item 14- the tax abatements of the properties located at 327 Elmwood Avenue, (plat 49, lot 603), for 2014 and 2015, 345 Harris Avenue, (plat 27, lot 292), for 2015, 5 Exchange Terrace, (plat 19, lot 120), for 2014 and 2015, and 11 Alton Street, (plat 65, lot 485) for the years 2001-2015.

Cliff Wood made a motion to approve the tax abatements of the properties located at 327 Elmwood Avenue, (plat 49, lot 603), for 2014 and 2015, 345 Harris Avenue, (plat 27, lot 292), for 2015, 5 Exchange Terrace, (plat 19, lot 120), for 2014 and 2015, and 11 Alton Street, (plat 65, lot 485) for the years 2001-2015. Bryan Principe seconded the motion. The motion was passed unanimously.

Item 15- the designation of SWAP, Inc. with cooperation from Family Housing Development Corporation, as the intended developer for 132 Rugby-136 Rugby Street, 186 Pavilion Avenue, 144 Rugby Street, 597 Prairie Avenue, 322 Thurbers Avenue, 619 Prairie Avenue, and 94 Potters Avenue.

Cliff Wood made a motion to approve the designation of SWAP, Inc. with the cooperation from the Family Housing Development Corporation as the intended developer for 132-136 Rugby Street, 186 Pavilion Avenue, 144 Rugby Street, 597 Prairie Avenue, 322 Thurbers Avenue, 619 Prairie Avenue, and 94 Potters Avenue. Bryan Principe seconded the motion. The motion was passed unanimously.

EXECUTIVE SESSION

Cliff Wood made a motion to convene into executive session pursuant to sections 42-46-5(a)(1) and 42 - 46-5 (a)(5) of the Rhode Island General Laws pertaining to any discussions or considerations, as well as any possible action, related to the acquisition of property located at 44 Warren Avenue, (plat 30, lot 339) wherein advanced public information would be detrimental to the interest of the public. Bryan Principe seconded the motion. The motion was passed unanimously.

Roll Call Vote to enter Executive Session:

James DeRentis- yes

Cliff Wood- yes

Julius Kolawole- yes

Mary Kay Harris-not present

Bryan Principe- yes

Jesse Kenner-not present

The Providence Redevelopment Agency entered executive session at 5:01 PM.

RETURN TO OPEN SESSION

Cliff Wood made a motion to end Executive Session and return to Open Session at 5:11 PM. Cliff Wood seconded the motion. The motion was passed unanimously.

Board members present at roll call: Chairman Jim DeRentis, Vice Chair Cliff Wood, Councilman Bryan Principe, and Julius Kolawole.

Cliff Wood made a motion to seal the minutes of the Executive Session. Julius Kolawole seconded the motion. The motion passed unanimously.

Mr. Gralnek reported the following actions that took place in Executive Session:

The Board convened in executive session pursuant to sections 42-46-5(a)(1) and 42 -46-5 (a)(5) to consideration acquisition of property located at 44 Warren Avenue, (plat 30, lot 339) . A discussion was held and a decision was made with respect to such matter.

Cliff Wood made a motion to adjourn the meeting; the motion was seconded by Bryan Principe. The motion was passed unanimously.

The meeting adjourned at 5:12 PM.